

UNOFFICIAL COPY

NO. 822  
April 1980

QUIT CLAIM DEED  
Statutory (ILLINOIS)  
(Individual to individual)

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

CAUTION: Consult a lawyer before using or acting under this form.  
All warranties, including merchantability and fitness, are excluded.

1987 OCT 30 AM 10:36

87585934

THE GRANTOR FRANK PORTILLO, JR. and  
JOAN PORTILLO, husband and wife

of the Village of Oak Brook County of DuPage  
State of Illinois for the consideration of  
TEN AND 00/100 (\$10.00) - - - - DOLLARS, &  
other good & valuable consideration in hand paid,

CONVEY and QUIT CLAIM to  
JOAN PORTILLO, Trustee under the Living  
Trust of Joan Portillo dated October 18,  
1978; 6 Oak Brook Club Drive, Oak Brook,  
Illinois 60521

(NAME AND ADDRESS OF GRANTEE)

all interest in the following described Real Estate situated in the County of Cook in the  
State of Illinois, to wit:

See legal description attached as Exhibit "A" hereto and made a  
part hereof.

Permanent Index Nos.: 09-27-106-002  
09-27-106-003  
09-27-106-004  
09-27-106-005  
09-27-106-006  
D.C.O. 007

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agree-

ment set forth.  
Full power and authority is hereby granted to said trustee to borrow, manage, protect and subdivide said premises or any part thereof, to  
dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said premises as often as desired, to  
contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any  
part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities  
vested in said trustee, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property,  
or any part thereof, from time to time, in possession or reversion, by lease to commence in the present or future, and upon any terms and for any  
period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and  
for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract  
to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to con-  
tract respecting the manner of living the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for  
other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or  
incident to said premises or any part thereof, and to do with said property and every part thereof in all other ways and for such  
other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways  
above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or in which said premises or any part thereof shall be con-  
veyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money bor-  
rowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the  
necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every  
deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor  
of every person relying upon or claiming under any such conveyance, lease or other instrument, (b) that at the time of the delivery thereof the  
trust created by this instrument and by said trust agreement was in full force and effect, (c) that such conveyance or other instrument was executed  
in accordance with the trusts, conditions and limitations contained in this instrument and in said trust agreement and empowered to execute and deliver every such deed, trust  
deed, mortgage or other instrument, (d) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust  
deed, mortgage or other instrument and (e) if the conveyance is made to a successor or successors in trust, that such successor or suc-  
cessors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of  
the trustee or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings,  
dividends and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and  
no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings,  
dividends and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the  
certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitation" or words of similar import,  
in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all  
statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

BELOW

SIGNATURE(S)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for  
said County, in the State aforesaid, DO HEREBY CERTIFY that  
FRANK PORTILLO, JR. and JOAN PORTILLO, husband and  
wife

IMPRESS personally known to me to be the same persons whose names are subscribed  
SEAL to the foregoing instrument, appeared before me this day in person, and acknowl-  
HERE edged that they signed, sealed and delivered the said instrument as their  
free and voluntary act, for the uses and purposes therein set forth, including the  
release and waiver of the right of homestead.

Given under my hand and official seal, this 22nd day of October, 1987

Commission expires September 4, 1989

*Carol Grueneich*  
NOTARY PUBLIC

This instrument was prepared by Carol Grueneich, Brown and Portillo, Inc.,  
377 E. Butterfield Road, Lombard, IL 60148 (NAME AND ADDRESS)

MAIL TO:

CAROL GRUENEICH  
377 E. BUTTERFIELD  
LOMBARD IL 60148  
(City, State and Zip)

OR

RECORDER'S OFFICE

BOX 333-CC

ADDRESS OF PROPERTY:

960 Busse Highway  
Park Ridge, IL 60068

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES  
ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:

Brown and Portillo, Inc.  
377 E. Butterfield Road  
Lombard, IL 60148  
(Address)

AFFIX "RIDERS" OR REVENUE STAMPS HERE  
This transaction is exempt under the provisions of paragraph e  
of Section 4 of the Real Estate Transfer Tax Act.

Buyer/Seller Representative

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UNOFFICIAL COPY

Quit Claim Deed

INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE®  
LEGAL FORMS

Property of Cook County Clerk's Office

QUIT CLAIM DEED  
Statutory (ILLINOIS)  
(Individual to Individual)  
NO. 822  
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COOK COUNTY, ILLINOIS

of the Village of Oak Brook, Cook County of DuPage  
State of Illinois  
for the consideration of  
TEN AND 00/100 (\$10.00) - - - DOLLARS, &  
other good & valuable consideration hand paid,  
CONVEY and QUIT CLAIM to  
JOAN PORTILLO, Trustee under  
Trust of Joan Portillo  
1978 - - -

's Use Only)



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in the

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hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 22nd day of October 1987

PLEASE PRINT OR TYPE NAME(S)  
BELOW  
SIGNATURE(S)  
Joan Portillo  
Frank Portillo, Jr.  
(SEAL) (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that FRANK PORTILLO, JR. and JOAN PORTILLO, husband and wife personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 22nd day of October 1987  
Commission expires September 4 1989  
Notary Public  
Carol Grueneir, Brown and Portillo, Inc., Lombard, IL 60148

This instrument was prepared by Carol Grueneir, Brown and Portillo, Inc., 377 E. Butterfield Road, Lombard, IL 60148

ADDRESS OF PROPERTY:  
960 Busse Highway  
Park Ridge, IL 60068  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:  
Brown and Portillo, Inc.,  
377 E. Butterfield Road,  
Lombard, IL 60148

RECORDERS OFFICE  
BOX 333-CC  
377 E. BUTTERFIELD  
LOMBARD, ILL. 60148  
MAIL TO:

UNOFFICIAL COPY

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AFFIX "RIDERS" OR REVENUE STAMPS HERE  
This transaction is exempt under the provisions of Paragraph e of Section 4 of the Real Estate Transfer Tax Act.  
Buyer/Seller/Representative  
Carol Grueneir

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Property of Cook County Clerk's Office

**Quit Claim Deed**

INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE®  
LEGAL FORMS

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EXHIBIT "A"

## PARCEL 1:

LOTS 4 TO 9 (EXCEPT THAT PART OF SAID LOTS 4 TO 9 LYING NORTHEASTERLY OF A LINE PARALLEL WITH AND 143 FEET NORTHEASTERLY MEASURED AT RIGHT ANGLES FROM NORTHEASTERLY RIGHT OF WAY LINE OF CHICAGO AND NORTHWESTERN RAILWAY) ALSO EXCEPT THOSE PARTS OF SAID LOTS 4 AND 5 IN FRANK H. MUSIC'S SUBDIVISION OF PART OF THE NORTH WEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH EAST OF THE CHICAGO AND NORTHWESTERN RAILROAD, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF BUSSE ROAD AS LOCATED BY SUPERIOR COURT CASE NUMBER 493540 TOGETHER WITH PART OF THE NORTH 1/2 OF VACATED EAST AND WEST ALLEY IN SAID FRANK H. MUSIC'S SUBDIVISION, LYING SOUTH OF AND ADJOINING OF LOT 4, AFORESAID DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID LOT 4 WITH THE SOUTHWESTERLY LINE OF SAID BUSSE ROAD; THENCE SOUTH 0 DEGREES EAST A DISTANCE OF 6.40 FEET TO THE SOUTH EAST CORNER OF SAID LOT 4; THENCE SOUTH 2 DEGREES 54 MINUTES 38 SECONDS EAST A DISTANCE 0.70 OF A FOOT TO A POINT; THENCE NORTH 47 DEGREES 22 MINUTES 32 SECONDS WEST A DISTANCE OF 56.75 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF SAID BUSSE ROAD; THENCE SOUTH 53 DEGREES 05 MINUTES 10 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 52.21 FEET TO THE POINT OF BEGINNING) IN FRANK H. MUSIC'S SUBDIVISION OF PART OF ALL THAT PART OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 LYING NORTH EAST OF RIGHT OF WAY OF CHICAGO AND NORTHWESTERN RAILWAY IN SECTION 27, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN

## PARCEL 2:

ALL OF THE VACATED ALLEY SOUTH OF AND ADJOINING SAID LOTS 4 TO 9, INCLUSIVE.

ALSO

## PARCEL 3:

THAT PART OF LOT 10 LYING NORTHWESTERLY OF A LINE DRAWN AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE OF SAID LOT THROUGH A POINT SOUTHWESTERLY LINE 32.80 FEET SOUTHEASTERLY OF THE MOST WESTERLY CORNER OF SAID LOT 10 IN SAID MUSIC'S SUBDIVISION.

## PARCEL 4:

EASEMENT FOR DRIVEWAY PURPOSES FOR THE BENEFIT OF PARCELS 1, 2, AND 3 AS CREATED BY DEED FROM BROWN AND PORTILLO INC. TO CITY OF PARK RIDGE DATED OCTOBER 22, 1971 AND RECORDED JANUARY 14, 1972 AS DOCUMENT 21777097 OVER:

THAT PART OF LOTS 11 AND 12 AND VACATED ALLEYS IN SAID MUSIC'S SUBDIVISION DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF THE VACATED ALLEY LYING EAST OF AND ADJOINING LOTS 13 AND 14 AND THE CENTER LINE OF THE VACATED ALLEY LYING NORTHEASTERLY OF AND ADJOINING LOTS 11 TO 13; THENCE SOUTHWESTERLY 22.36 FEET TO A POINT OF INTERSECTION OF LINES DRAWN 20.0 FEET WEST AND 20.0 FEET SOUTHWESTERLY OF THE CENTER LINE OF THE VACATED ALLEY AFORESAID; THENCE NORTHWESTERLY ALONG SAID LINE 20.0 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE CENTER LINE OF THE VACATED ALLEY NORTHEASTERLY OF AND ADJOINING LOTS 11 TO 13 A DISTANCE OF 44.0 FEET TO AN INTERSECTION WITH NORTH LINE OF LOTS 10 AND 11; THENCE EAST ALONG THE NORTH LINE OF SAID LOTS 10 AND 11 A DISTANCE OF 14.93 FEET TO THE EAST LINE OF LOT 4 EXTENDED SOUTH AS AFORESAID; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 4 EXTENDED SOUTH, 8.01 FEET TO THE CENTER LINE OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING LOTS 10 AND 11, AS AFORESAID; THENCE EAST ALONG THE CENTER LINE OF SAID VACATED ALLEY A DISTANCE OF 6.30 FEET TO AN INTERSECTION WITH THE CENTER LINE OF THE VACATED ALLEY LYING NORTHEASTERLY OF AND ADJOINING LOTS 11 TO 13 AFORESAID; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID VACATED ALLEY A DISTANCE OF 42.50 FEET TO THE PLACE OF BEGINNING ALL IN COOK COUNTY, ILLINOIS.

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PROPERTY OF COOK COUNTY CLERK'S OFFICE